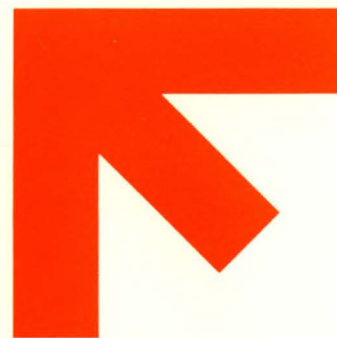


**Broome County
Campus
Health Center**

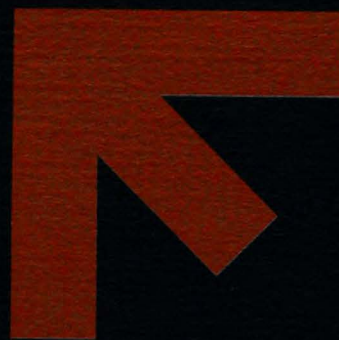
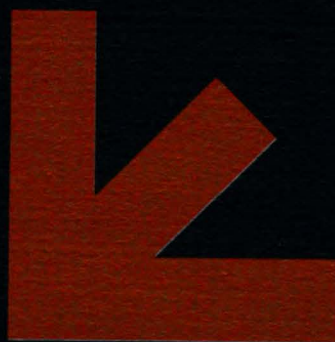
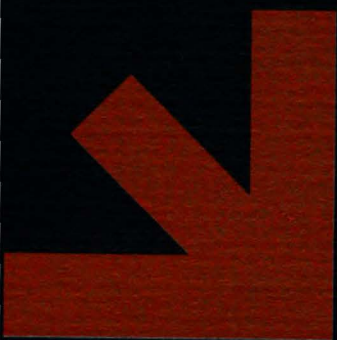


ARCHIVES

Broome County
Campus Health Center.

Leonard J. Robilotti, Architect
216 Court Street
Binghamton, New York

The Need



BROOME

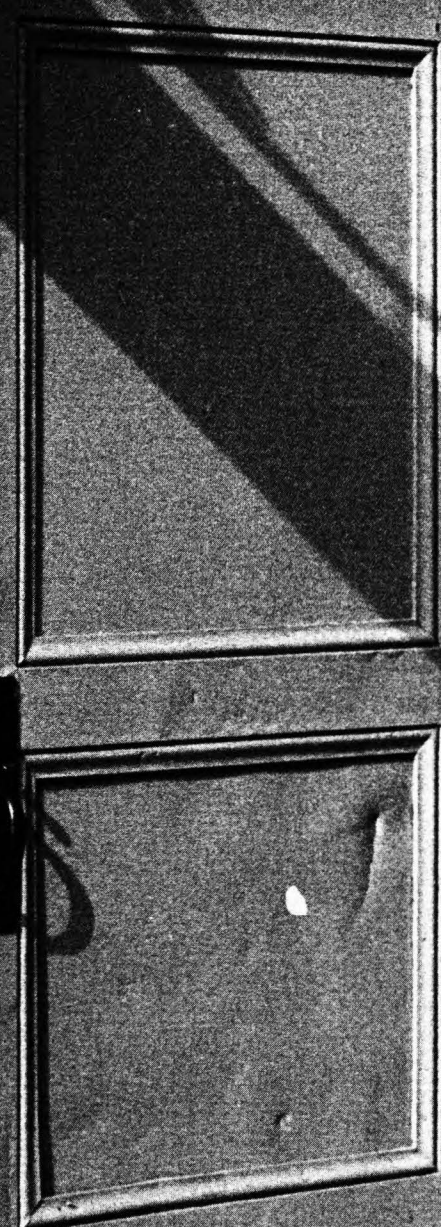
HEALTH

DEPT.

CENTRAL



BROOME COUNTY
BLOOD
CENTER



BROOME COUNTY HEALTH DEPT.

BROOME COUNTY OFFICES
- THIS ENTRANCE TO
2ND SECOND FLOOR UPSTAIRS
- LAWYERS REFERENCE SERVICES
- VETERANS SERVICES
- HEALTH DEPARTMENTS CLINICS

BROOME COUNTY OFFICES
- 166 State St.



SUPERVISOR
SOCIAL WORK
SERVICES

NOTICE
TAKE A NUMBER
FROM THE DOOR -
Please
... FILL OUT FORM
ON MAGAZINE TABLE ...
Be Seated Until Called.
Thank You

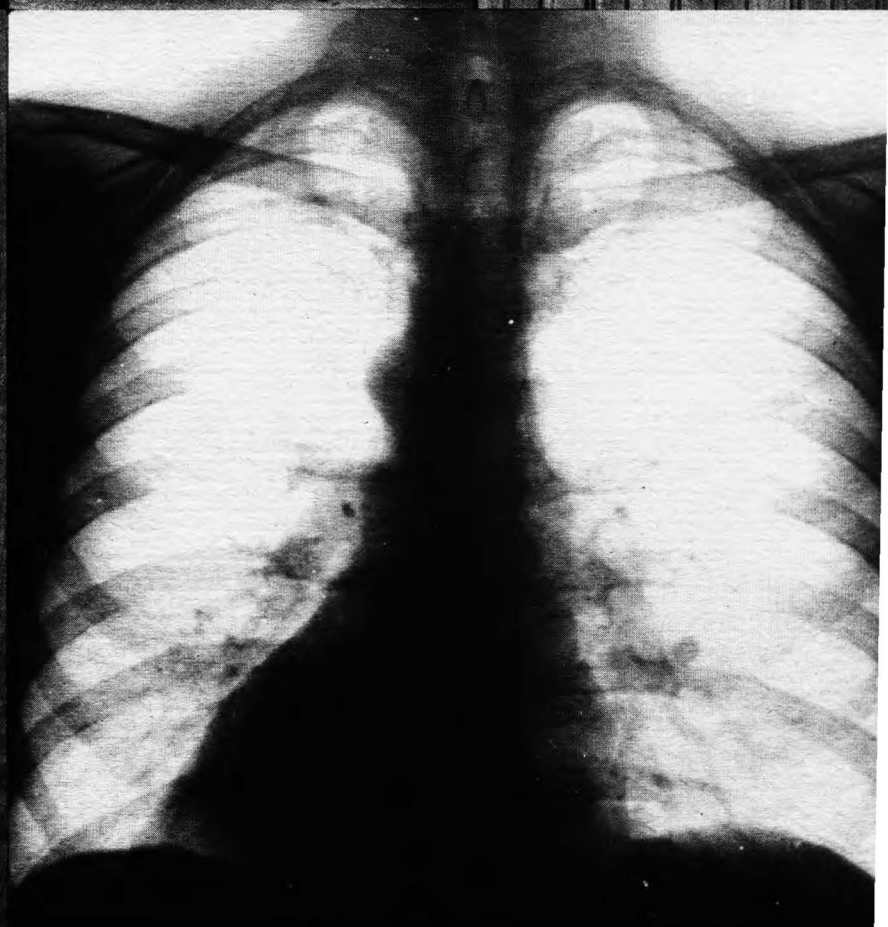
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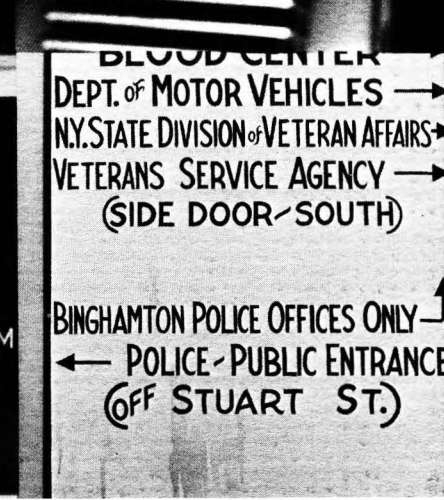
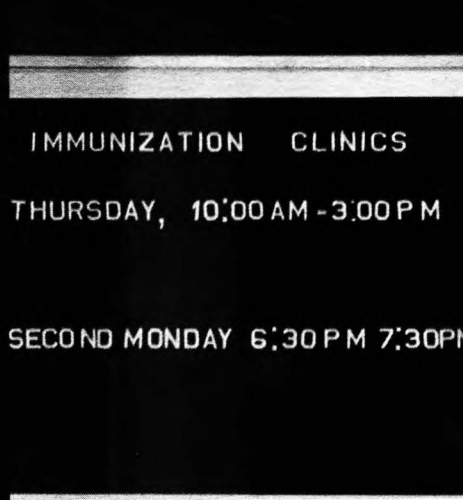
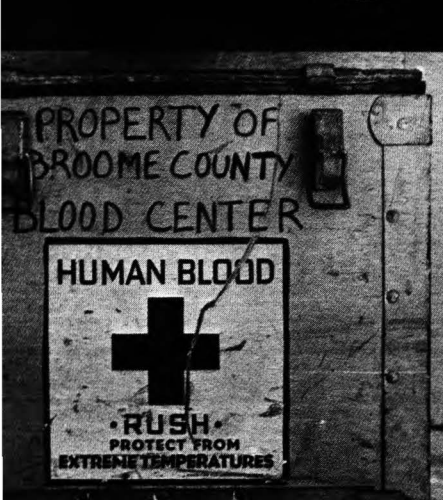
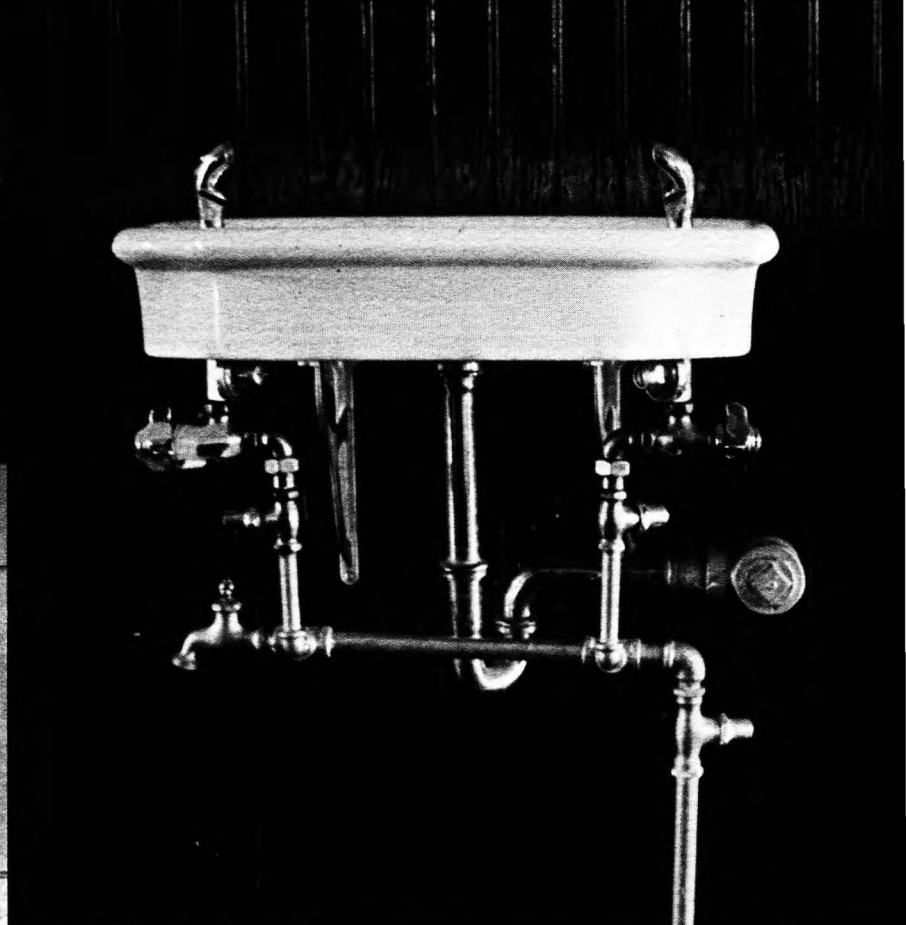
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NO EXIT



RESOLUTION
BROOME COUNTY LEGISLATURE
BINGHAMTON, NEW YORK

Permanent No. 203
Date Adopted 7/1/69

by Edsf
2-11-70

RESOLUTION
BROOME COUNTY LEGISLATURE
BINGHAMTON, NEW YORK

Permanent No. 367
Date Adopted 12/15/70

Introduced by PUBLIC HEALTH, CAPITAL PROJECTS AND
PROPERTY COMMITTEES Wahl
Seconded by

RESOLUTION authorizing the employment of Leonard J. Robilotti, Architect, to prepare a Master Plan for the programming and planning work for the Broome County Campus Health Center.

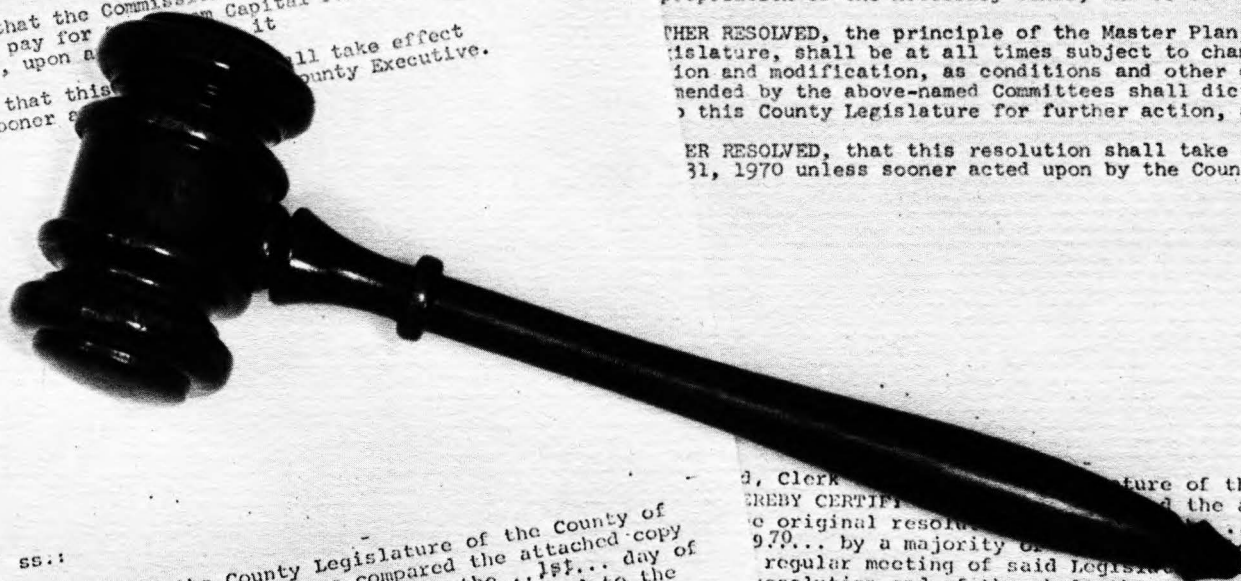
WHEREAS, funds have been provided for the preparation of a Master Plan for the future development of the Broome County Campus Health Center, and

WHEREAS, Leonard J. Robilotti, Architect, of 216 Court Street, Binghamton, New York, has submitted a proposal, a copy of which is attached hereto and made a part hereof, now therefore be it

RESOLVED, that Leonard J. Robilotti, Architect, is hereby employed to prepare a Master Plan for the future development, programming and planning work of the Broome County Campus Health Center at a cost not to exceed \$38,000, of which \$33,500 is for professional services and \$4,500 for reimbursable expenses that may be incurred which must be supported by itemized vouchers and which sum will not include the cost of test borings, and the County Executive is hereby authorized to sign the necessary documents to carry out this agreement, and be it

FURTHER RESOLVED, that the Commissioner of Finance be and he hereby is authorized to pay for the same from Capital Fund 500-0-059, Campus Site Development, upon a resolution of the County Executive.

FURTHER RESOLVED, that this resolution shall take effect July 17, 1969 unless sooner acted upon by the County Executive.



COUNTY OF BROOME)
STATE OF NEW YORK) ss: 1

I, the undersigned, Clerk of the County Legislature of the County of Broome, New York, DO HEREBY CERTIFY that I have compared the attached copy of a resolution with the original resolution adopted on the 1st day of July, 1969, by a majority of the members elected to the County Legislature at a regular meeting of said Legislature and said copy is a true copy of said resolution and of the whole thereof.

I FURTHER CERTIFY that at the time said resolution was adopted said Legislature was comprised of 77 members.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Legislature this 18th day of November, 1971.

Paul K. Bush
Clerk, County Legislature

Introduced by PUBLIC HEALTH, CAPITAL PROJECTS AND
FINANCE & PROPERTY COMMITTEES
Seconded by J. LYNCH

RESOLUTION APPROVING IN PRINCIPLE OF THE SCOPE OF THE MASTER PLAN FOR THE PROPOSED BROOME COUNTY HEALTH CAMPUS CENTER.

WHEREAS, this County Legislature approved, by Resolution No. 1, adopted on July 1, 1969, the retention of Leonard J. Robilotti, Architect, to prepare a Master Plan for the future development, programming and planning work of the Broome County Health Center, and

WHEREAS, Mr. Robilotti has completed the basic Master Plan and made a presentation of the same to this legislature, and

WHEREAS, the sponsoring Committees of this Resolution named have considered and reviewed the presentation of the Architect, and

RESOLVED, that this County Legislature approve in principle the scope and direction of the said Master Plan as presented by the Architect, and be it

RESOLVED, that, on recommendation of the Committees named and after preparation of comprehensive cost studies, the recommendation shall be further submitted to this Legislature for appropriation of the necessary funds, and be it

RESOLVED, the principle of the Master Plan, as accepted by the County Legislature, shall be at all times subject to change, amendment and modification, as conditions and other considerations recommended by the above-named Committees shall dictate, as to this County Legislature for further action, and be it

RESOLVED, that this resolution shall take effect on the 1st day of December, 1970 unless sooner acted upon by the County Executive.

I, Clerk of the County of Broome, DO HEREBY CERTIFY that I have compared the attached copy of the original resolution adopted on the 15th day of December, 1970, by a majority of the members elected to the regular meeting of said Legislature and said copy is a true copy of said resolution and of the whole thereof. That at the time said resolution was adopted said Legislature was comprised of 77 members.

I have hereunto set my hand and affixed the corporate seal of said Legislature this 15th day of December, 1970.

Paul K. Bush
Clerk, County Legislature

Broome County, in a continuing effort to upgrade and improve the level of health services available to the community, has developed a concept of a comprehensive health campus. For a period of almost four years, this concept of a health campus has matured from a rather sketchy, ill defined proposal introduced on the floor of the Broome County Board of Supervisors in 1968 to a modern, comprehensive, fully documented plan presented in this report.

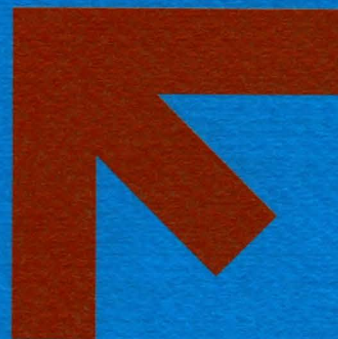
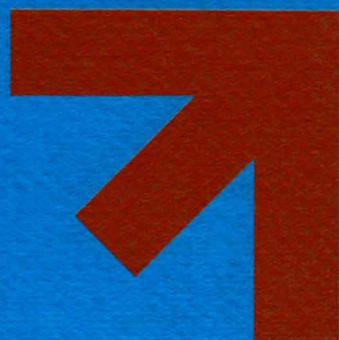
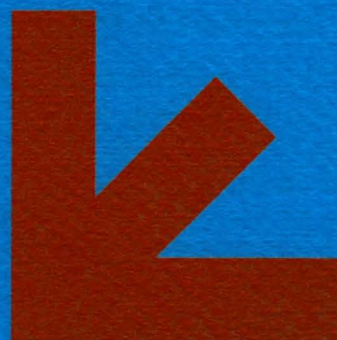
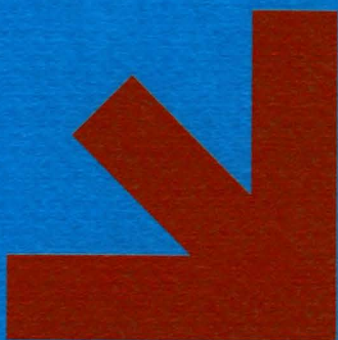
Now, after four years of deliberation and planning, it is perhaps wise to reflect on the reasoning which has brought about the planning of this concept. The campus will house the health, mental health, and social service functions of this county. No longer will citizens of the county be forced to seek aid and assistance in old, obsolete and crowded buildings now unsuited for proper service to the public. Rather, county residents will receive care and attention in modern, up-to-date quarters at a central location.

In the field of health care, which constantly changes and in which new technologies play a most important role, up-to-date facilities are an absolute requirement. It has been the hope of our county government that the construction of a health campus, as presented in this report, will not only make health care a more convenient service but will allow the continuing upgrading of the quality of care which our residents will receive.

In addition, Broome County has initiated the construction of a facility designed to serve the needs of retarded children of Broome and Tioga Counties. This facility will provide a needed service to our locality and will serve as an integral part of the comprehensive health campus concept for the county and region.


Edwin L. Crawford
Broome County Executive

The Plan



Health Services in Broome County

The services to be consolidated on the new Campus Health Center are currently scattered throughout the area. Most of these now function in inadequate and inappropriate spaces. The Health Department leases space in a former automobile garage downtown, the Mental Health Department operates in an old residence in the western part of Binghamton, the Social Service Department is housed in a relatively new but crowded facility on Front Street which is to be assumed by Broome Tech, and the Association for Retarded Children operates from two widely separated facilities, one in the St. Patrick's School on Oak St. in Binghamton and the other on Broad Avenue in east Binghamton. The Custodial Care facility will provide a service which is currently housed in the various hospitals and nursing homes in the county, if it exists at all.

The concept of consolidation of county health services can be traced to a planning fund request by the county in 1966 for a study of the needs for a county mental health and/or health facility. This, coupled with a concurrent study for future utilization of Upper Front Street county property, led to the recommendation that a feasibility study be prepared for the use of the site for a

health center. The favorable report on this study resulted in the setting aside of 50 acres for the health center and authorization of the Master Plan.

The grouping of these agencies at the Campus Health Center will provide comprehensive out-patient health services at a central location to the residents of Broome County. There will also be many indirect but related services housed at the Campus.

The Health Department provides its direct services primarily through Public Health Nursing, the Chest Clinic, and the Blood Bank. Public Health Nursing has many facets including immunization clinics, multiphasic clinics, child health conferences, physical therapy and medical rehabilitation. Less direct services are provided through the Environmental Health Division and Health Education.

The Mental Health Department provides its direct services primarily through the Mental Health Clinic. Psychiatric and psychological testing, counseling and therapy for children and adults are the principal activities. The Mental Health Department supervises some work of the Association for Retarded Children.

The Social Services Department generally works directly with the public.

Health
Department

Public
Health
Nursing

Chest
Clinic

Mental
Health
Department

Blood
Bank

Environmental
Health
Division

Health
Education

Mental
Health
Clinic

Social
Services
Department

Family
Services

Children's
Services

Association
for Retarded
Children

Medicaid

Surplus
Foods

Deserting
Parents

Custodial
Care

Services are provided through the Family Services, Children's Services, Medicaide, Surplus Foods and Deserting Parents divisions.

The Association for Retarded Children provides education and training for the mentally retarded. These services are provided for children and adults on a contract basis for the Mental Health Department.

Custodial Care falls between Nursing Home Care and Home Care in terms of staff and services provided. Presently, many potential clients for the Custodial Care facility are cared for in hospitals in the county, unnecessarily overloading those facilities and their staffs. This new facility can provide the needed in-patient services at a central location and with greater economy.

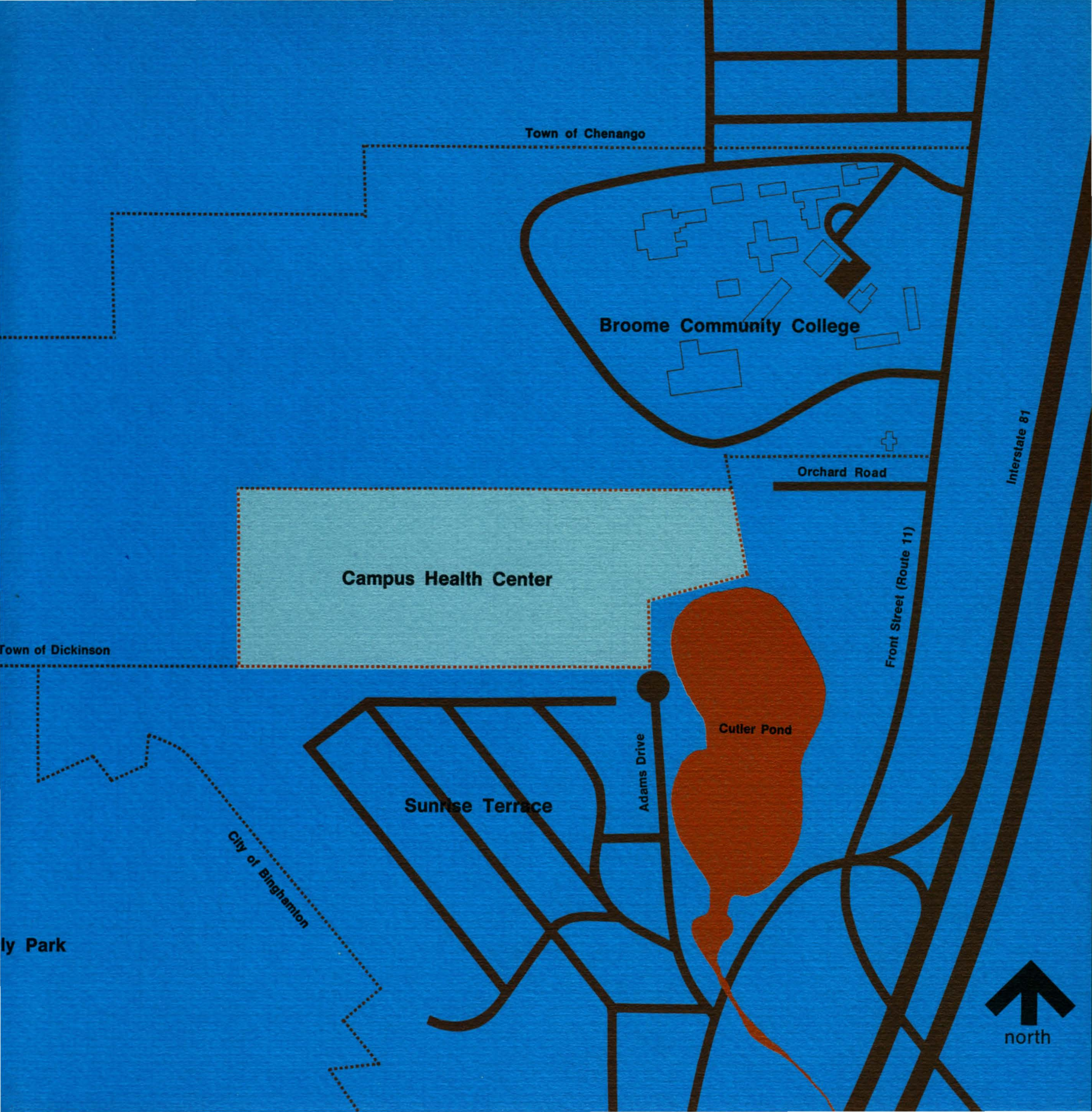
A brief review of the past growth of the various agencies will assist in understanding the expansion of services that must be anticipated at the Campus Health Center, or at satellite facilities in the County.

The Health Department was organized in 1963 out of several health agencies operating within the county. At the end of the first year the Department had a staff of 44 full time personnel and 11 part time personnel. The current staff is in excess of 60 full time and 25 part time personnel. Guidelines for the ratio of

staff to population indicate optimum conditions will require significant expansions, particularly in Public Health Nursing. Users of the facility presently number 250 to 350 per month.

The Social Services Department has evolved from the previous Welfare Department whose history dates back many years. The growth of this service was given considerable impetus by the Depression which required establishment of an extensive organization for relief administration. In later years there has been a shift of emphasis from the public assistance programs to programs in family services and children's services.

The new Medicaid programs which are administered by the department have also expanded the services offered. There is considerable discussion at this writing concerning consolidation of the three social services districts in the County. In the event this should occur there will be a significant increase in personnel in the County Department. Our projection for the county without this consolidation is about 100 people, but the City of Binghamton currently employs about 120 and has been directed by the state to increase their staff well beyond this. The Town of Union presently employs about 40 and expects to expand to about 60 within a



Town of Chenango

Broome Community College

Campus Health Center

Orchard Road

Interstate 81

Front Street (Route 11)

Town of Dickinson

Cutler Pond

Sunrise Terrace

Adams Drive

City of Binghamton

ly Park



year or so. Users of the facility presently number 300 to 400 per month.

Undoubtedly there will be some condensation of administrative functions but there is good potential for a social service department with a staff in excess of 300 if the consolidation occurs. No commitment has been made regarding whether the department will move its entire operation to the Campus or not.

Mental Health was separated from the Health Department in 1968 and established as a full department with a commissioner. The staff proposed for the Center's Mental Health Clinic represents the ideal for a catchment area. Under present state recommendations, this clinic would not be expanded. If additional facilities were required a new catchment area would be established and a clinic erected and staffed. Consequently, only minor expansion is anticipated here. The staff numbers 65 and users 800 to 900 per month.

The Broome County Chapter of the New York State Association for Retarded Children was chartered in 1952. It has grown from a group serving a few retarded children to an agency serving more than 100 residents, adults and children, who are mentally retarded. In 1963 the chapter had grown so that it could meet the requirements for state aid through its contract with the Mental

Health Board for operation of its Day Training Center.

There is at present a proposal being considered, which will combine certain aspects of the Association for Retarded Children Chapters in Broome County with those in Tioga County. This will require the construction of a joint facility. Tioga County will have perhaps 100 additional clients for the facility at present and growth beyond this must be considered in view of the fact that mental retardation is increasing on a per-capita basis. The program of areas for this building represents the joint Broome-Tioga facility with a staff of 30 and a user population of 250 students and clients.

The Custodial Care facility at 120 beds and a 24-hour staff of 60 is programmed at optimum size. No addition to their facilities at this site is anticipated.

Site Characteristics

The proposed site for the Campus Health Center is situated on 55 acres of land which is located off Upper Front Street. It is bounded on the north by Broome Community College; on the east by a residential neighborhood and Cutler Pond, a privately owned area; on the south by a residential neighborhood and on the

west by Broome County lands. The site is free of present construction or usage which will limit development. The land rises generally from east to west, beginning with a low plateau adjacent to Cutler Pond. A steep embankment about 20 feet high separates this plateau from a larger plateau of about 12 acres. The land rises gently to a knoll near the southwest corner of the site and from there rises sharply toward the top of the hill which lies beyond the western boundary of the site.

Slopes on the plateau areas and on top of the knoll range generally from 0% to 6%, slopes along the western boundary and along the embankment separating the two plateaus range generally upward of 15%, with the remainder of the site falling in the range of about 10%.

The site is located on the fringe of a relatively large plain in the Chenango River Valley. This valley is approximately 600 feet deep and one mile wide in the vicinity of the site so that vistas are terminated by hills at fairly short distances in most directions. The top of the knoll commands fairly extensive vistas along the valley by virtue of its higher elevation.

Most of the site is Chenango and Howard gravelly loams, which are generally moderately acid and well

drained soils. Vegetation is sparse on most of the buildable land on the site and considerable landscaping may be required for complete development. The site contains adequate buildable area for the anticipated construction, including expansion beyond present needs for the foreseeable future.

An existing drainage channel, situated along the northern side of the site, carries storm and spring water from hillside areas above the Campus Health Center site as well as areas above the Broome Tech Campus.

The lower areas of the site are situated so that they are not readily visible from the major highways in the area.

Land Use

The site is divided into three principle usable areas, the lower plateau, the upper plateau, and the knoll.

The lower plateau is subjected to occasional flooding and will require some fill before it can be effectively used. In addition, the soil characteristics are unsuited to building construction without special foundation considerations. In view of these limitations, the most logical use of this area is for parking.

The need to minimize grade changes within the building complex suggests the use of the upper plateau for as much

Soil Conservation Service
proposed surface water
control ditch

possible to provide road
to custodial cave here?
Conditions favorable

Steeper elevation
unsuitable for
development

plateau suitable for custodial cave

1. enough land
2. good view from higher point
3. good separation of
24 hour living function
from 8 hour office function below.

view

view

view

possible source of
electric power gas

Cutter
Pond

possible road location
get first access to building
complex

low lying land
unsuitable for building
not suitable for parking
with some fill.

cut here to fill here
to increase area of relatively flat land
not available for Heald, Power Service,
Mastar Heald, AEC.

peripheral road
tie in to Brown/Tech

get utilities (sewer + water)
brought in from Brown/Tech for
future tie in the area

possible source of
electric power gas

of the facility as possible. The size of this plateau becomes marginal for long range expansions if the entire 200,000 square feet is developed here, especially in view of the playground needs of the Association of Retarded Children. Custodial Care, being an in-patient facility should logically be separated from the other buildings in the complex, and will fit satisfactorily on the buildable portion of the knoll.

The lower plateau is inadequate for the long range projections for required parking. That portion of the hillside which is too steep to allow construction with no grade change will develop economically into sufficient parking areas for future needs.

Circulation

The proposed roadway network consists of a road branching off from the Broome Tech peripheral road and terminating in cul-de-sacs at three points, in front of Custodial Care, ARC, and the remainder of the complex. Future secondary access to the site may be possible across the Cutler Pond area to Exit 5 of Interstate 81 at Front Street.

The pedestrian circulation network consists primarily of walkways connecting the parking areas to the building entrances and enclosed passageways between the buildings.

There will be exterior walkways between the buildings for use in pleasant weather and for added interest.

Outdoor Development

The development of the several buildings in the complex will generate a number of defined outdoor areas. Several of these areas will be confined within the complex. These will be developed for casual circulation, relaxation, and as a visual background for interior spaces relating to them.

The proposed routing of the Soil Conservation Service drainage control into the Campus will permit development of several small pools and streams and possibly some waterfalls. The water areas will be exploited for their decorative value wherever possible.

Planting, other than ground cover, will be concentrated in the vicinity of the complex. Other areas will be developed as required to provide visual screening, sound control, or space definition.

Phasing

Realization of the Master Plan is expected to occur in three phases. This is based on consideration of the varying sources for funding for the several facilities and the fact that some needs are more critical than others. It is possible that the pace on the phases

may be such that they will not fall into numerical sequence, but this has no significant effect on the essential aspects of the Master Plan.

Phase One will include facilities for the Health, Mental Health and Social Services Departments together with certain facilities whose use is common to all of these agencies; sitework and utilities for Phase One and Two; and Roads, Parking, and Landscaping.

Phase Two will include the facilities for the Association for Retarded Children together with development of exterior play areas and landscaping.

Phase Three includes the Custodial Care facilities together with sitework, utilities, landscaping, roadways, and parking.

Expansion

Consideration has been given to the need for expansion due to increases in services and staff discussed previously. Particular attention has been given to the expansion needs of the Social Services and Health Departments, in view of the extensive expansions which may be expected to occur here.

In addition, the possibility of a need for some as yet undefined department or facility being located on the Campus has been considered. Provisions have been made for an additional building if necessary.

Utilities

There are no utility systems extant on the site. Provisions have been made to assure adequate capacity in the sewage system at the Broome Tech Campus Expansion for connection of the Campus Health Center. Electricity, gas, and telephone services will be brought into the site from Front Street through Orchard Road. Water services will be brought into the site from Broome Tech.

The existence of developed drainage channels on the site will permit easy disposal of storm waters. The storm drainage system may include a network of underground conduits as well as these surface channels.

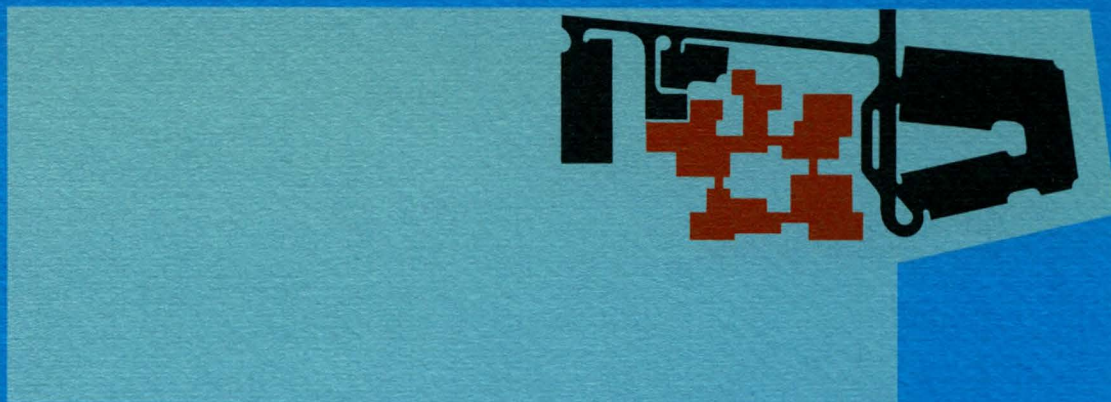
It is recommended that each phase of the Master Plan be provided with independent Heating and Air Conditioning Plants, with these plants designed to allow expansion within that portion of the complex they serve. This recommendation results from consideration of funding problems, anticipated construction schedules, and the fact that the usage of each of the three phases differs considerably.

The installation of a fire alarm system is essential. This system should be designed to provide annunciation for evacuation in each building, should a fire occur. These building systems should then be tied to a central annunciation point in the complex and

The Master Plan

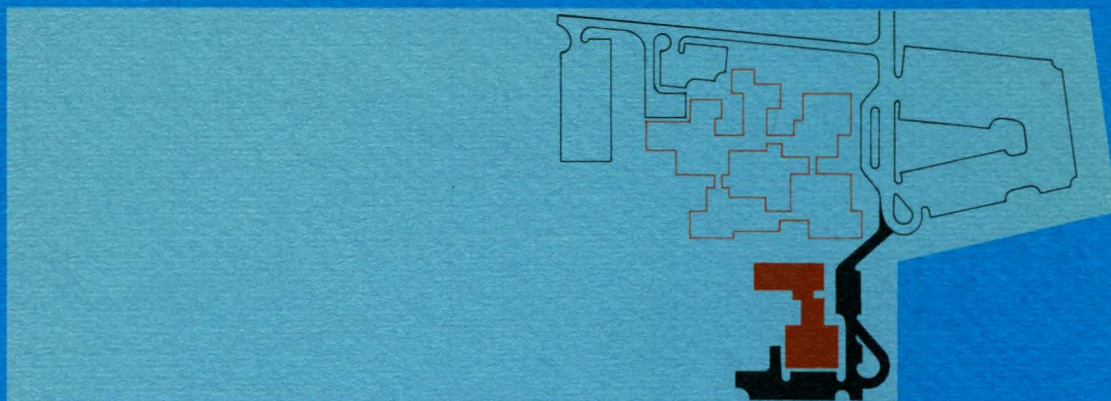
Phase I

Broome County Health Department
Broome County Mental Health
Broome County Social Services
Shared Facilities
Parking Facilities
Limited Landscaping



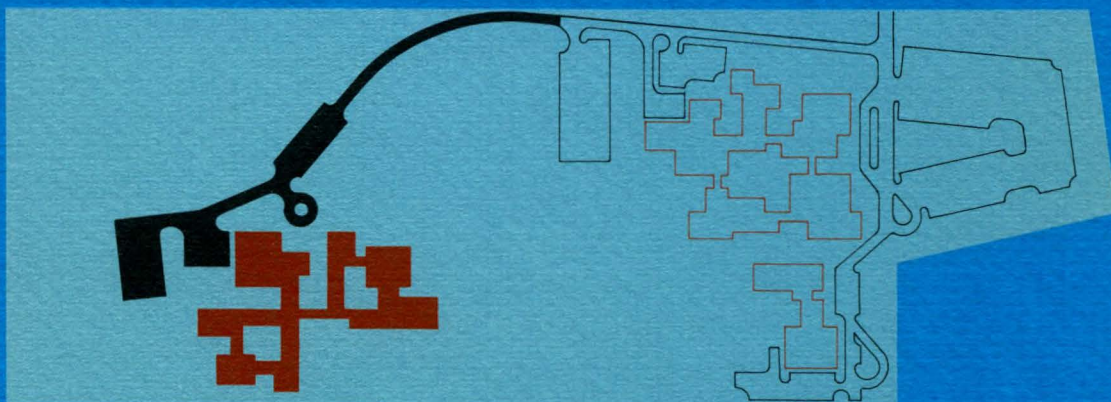
Phase II

Retarded Children's Facilities
Additional Parking Facilities
Landscaping



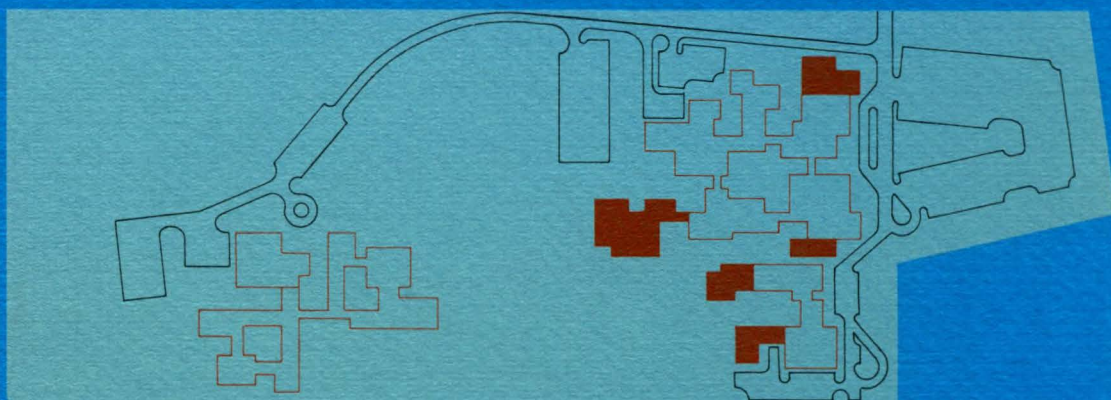
Phase III

Custodial Care Facilities
Additional Parking Facilities
Landscaping



Phase IV

Expansion of All Active Facilities
Final Traffic Control
Landscape Detailing



also be connected to the alarm system at the Hinmans Corners Fire Company.

Telephone services are to be provided separately to each of the Phases in the complex. A PBX or Centrex unit is recommended for Phase I to allow intercom capability through the telephone service. A standard button set system should be adequate for each of the other phases.

Public address or paging systems, and a clock system are recommended and could be interconnected between the three phases of the project to permit paging into adjacent facilities if necessary.

Roadway lighting on the Campus Health Center will be an extension of the type used on the Broome Tech Campus. Walkway lighting, where required, will be low profile with poles approximately 8 to 10 feet high.

All utility systems will be designed to allow expansion within the facilities they serve. In Phase I consideration will be given particularly to the Social Services expansion and the possibility of one other future building. In Phase II the likelihood of expansion of shop and classroom areas will be considered. Phase III expansion considerations will be limited by the fact that this unit is programmed for optimum size and no expansion is anticipated.

Master Plan Criteria

Upon completion of program development it became necessary to establish a set of criteria for design of the project. These were limited to Structures, Spaces, Landscaping, and Circulation. To expect that the Master Plan will be realized in this exact form is to deny the changing nature of the services around which it is developed. Accordingly, these criteria are intended to serve as guidelines for the design of the various aspects of the Plan as they materialize.

1. Structures:

A. Distribution — It is anticipated that the varying relationship of function of the several facilities will generate a variety of spaces among and between them. The structures shall be placed to take maximum advantage of proximity of the services they contain to those to be found in adjacent structures.

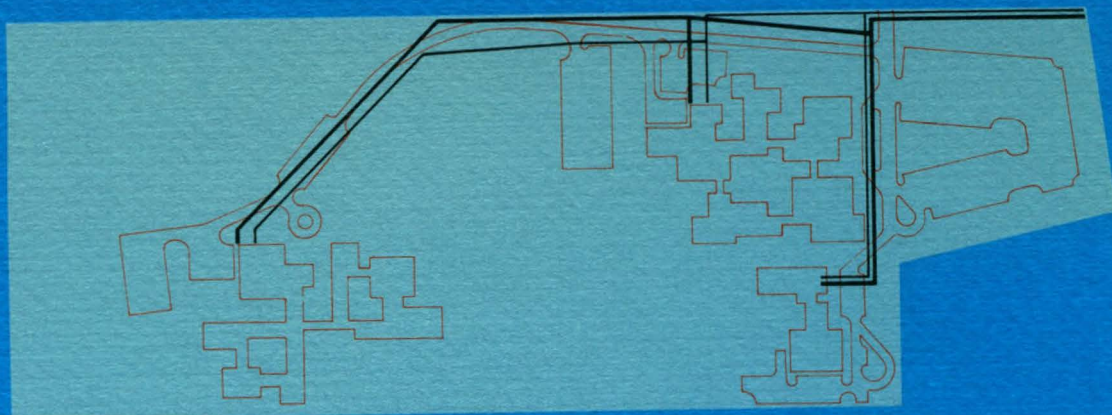
B. Function — In addition to the required internal functions as programmed, the buildings shall serve to control and define the spaces adjoining them.

C. Surface Treatments — Materials and treatments shall be carefully scaled to the spaces they define. Fenestration must be designed for adequate sun control.

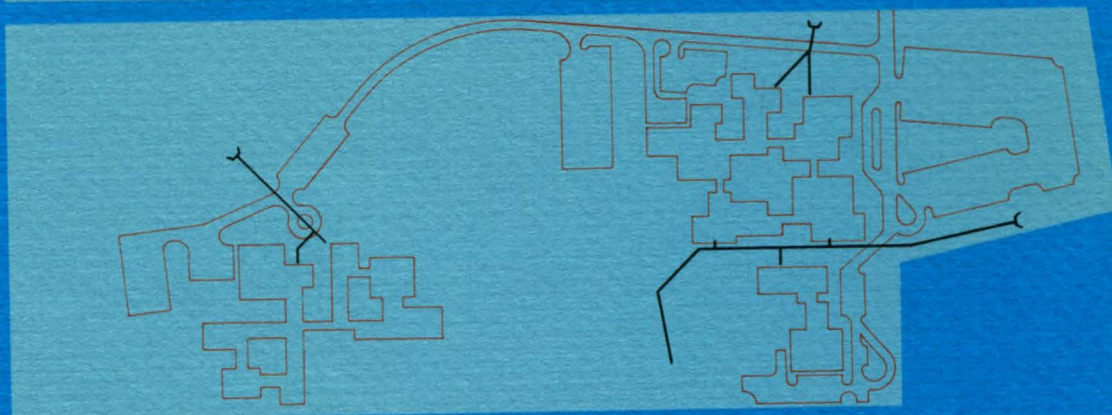
Utilities

Gas ———

Electric ———

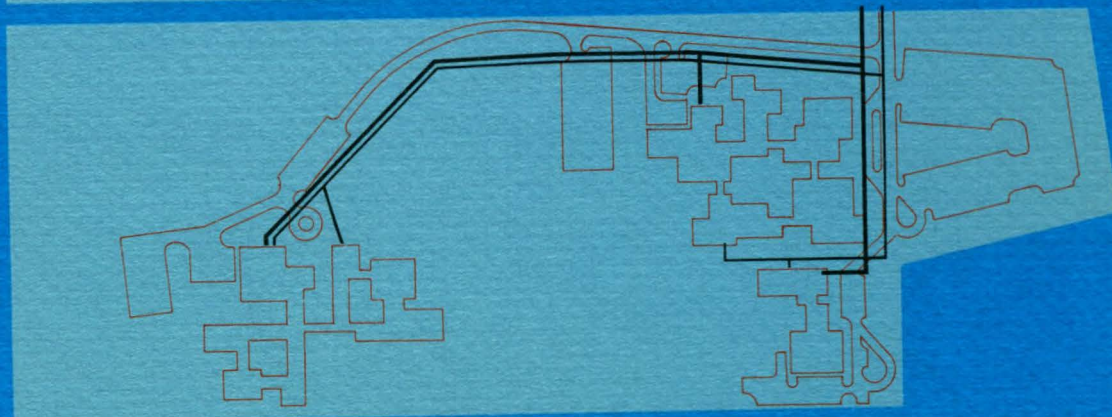


Storm

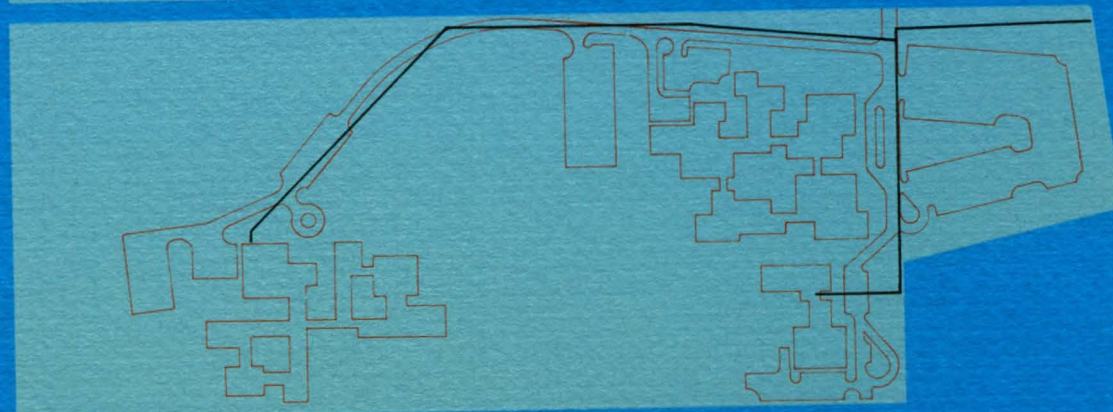


Water ———

Sanitary ———



Telephone



2. Space:

A. Distribution — The spaces, generated by the structures, landscaping and circulation, will inevitably be of a variety of size, shapes and functions. These should be distributed in a logical manner and interconnected where possible.

B. Function — There will be a necessity for a variety of functions for outdoor spaces. Recreation, circulation, study, background and parking are the principle functions required. Spaces shall connect with and complement related structure and circulation functions.

C. Treatment — The disposition of forms in space may be informal or formal. There should be a variety of treatments to permit the most effective utilization of spaces.

3. Landscaping:

A. Landform — The site is characterized by a variety of land forms. Steep banks, a gently sloping hill and broad relatively flat areas. These, in natural or built up form, may be used to define space, screen areas, or provide focal points. Surface treatments shall serve to enhance the function of the landform use and may be grass, stone or foliage.

B. Vegetation — Planting may serve as background, screening or a focal point, and may be purely scenic in function. The use of vegetation in the less confined spaces should be limited to mass planting, with detail planting and surface treatments being reserved for use in the more intimate areas. The soil provides no significant limitations to plant selection over the major portion of the site.

C. Campus furnishings — The various furnishing items, benches, planters, lighting, signs, and so forth, should be selected for a continuity of theme. Variations may be introduced to provide accent or contrast where it is deemed desirable, but generally the work should be a continuation of what is being done at Broome Tech.

4. Circulation:

A. Roadway system — The roadway system shall function as the link between the public roadways and the health center parking areas and provide service access to the complex. The major roadways shall be wide enough to accommodate traffic in both directions and shall provide easy access to parking areas. Dead end roadways shall be provided with generous cul-de-sacs for easy turnarounds. Because of the anticipated staff load it is desirable to

provide access to the public roadways at two locations.

B. Parking areas — The parking areas shall be placed to allow ease of access from the roadway system. They shall be located to provide convenient pedestrian circulation to the building complex and shall be sized to allow for client as well as staff parking. Planning should allow one space for each 250 sq. ft. of gross building area.

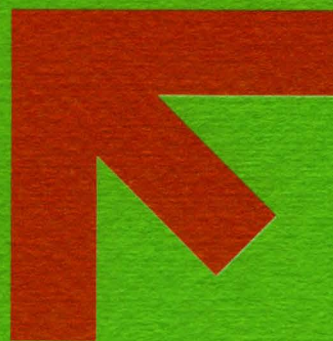
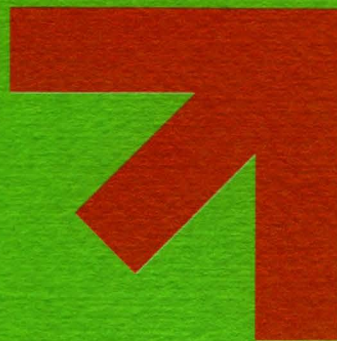
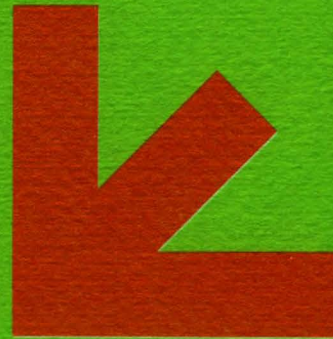
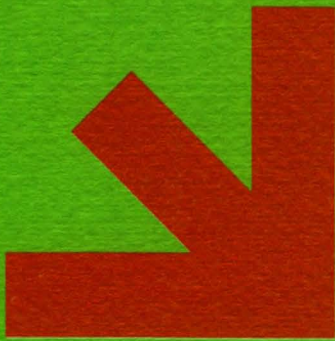
C. Pedestrian pathways — Recognition of the fact that many clients will be handicapped must be made in preparing pathways for the complex. Pathways should be essentially level, and fairly direct. The use of ramps in addition to steps at grade changes is essential. Consideration should be given to the pedestrian in all spaces.

D. Bus stop — It is anticipated that a considerable number of clients will arrive by bus. A bus stop for each major unit of the complex with a sheltered waiting area is desirable.

Program Preface

A detailed summary of future space requirements has been developed with the assistance of the staff of the Health Department, Mental Health Department, Social Services Department, the county operated Nursing Homes, the Association for Retarded Children, and the Broome County Planning Department. The objective of the projection is to insure planning which will allow for future growth. At this writing the question of the Social Services Departments of Broome County, the City of Binghamton, and the Town of Union being consolidated is not yet clarified, nor is the direction this department's growth on the site may take. The plan has been prepared considering the possibility that all services of the department may be located here and adequate open space has been allotted, but no projection of space requirements for this consolidation has been prepared. This summary projects space requirements to 1975. It is important to note that the ratio of gross to net areas includes corridors, toilets, mechanical spaces, etc.

The Elements



Subject: Program of Spaces for Campus Health Center

**Part 1: Health, Mental Health and Social Services Buildings
with Shared Facilities**

Description of Space	Area in Square Feet
A. Health Department	
1. General Administration Offices	
A. Reception	200
B. Waiting Room	250
C. Commissioner	250
D. Deputy Commissioner	200
E. Administrative Coordinator	200
F. Secretaries, 3 @ 100	300
2. Environmental Health	
A. Director of E. H.	200
B. Assistant Director	150
C. Senior Sanitarian	150
D. Assistant Sanitarian	120
E. Environmental Health Technicians, 16 @ 100	1,600
F. Draftsman	120
G. Equipment Storage	1,000
H. Secretaries, 4 @ 100	400
3. Nursing	
A. Director of Nurses	200
B. Supervising Nurses, 4 @ 150	600
C. General Office for 40 Nurses @ 100	4,000
D. Telephone cubicles, 5 @ 25	125
E. Home Health Aides Supervisor	150

F. General Office for 25 Home Health Aides @ 100	2,500
G. Waiting for 50	500
H. Child Health Conference Rooms, 2 @ 100	200
I. Secretaries, 4 @ 100	400
J. Supply Storage	200
K. Immunization Clinic	250
4. Other Health Clinic Spaces	
A. Library	200
B. Home Care Coordinator	150
C. Social Worker	120
D. Supervising Physical Therapist	150
E. Physical Therapy Room	100
F. Director of Medical Rehabilitation	150
G. Assistant Director of Medical Rehabilitation	150
H. Interview Rooms (V. D.), 3 @ 100	300
I. Office Storage	150
J. Dental Examining Room	300
K. Senior Nursing Students, 2 @ 750	1,500
L. Records and Narcotics Vault	350
M. Loan Closet	500
N. Secretaries, 5 @ 100	500
5. Chest Clinic	
A. Waiting for 100	1,000
B. History Room, 4 @ 80	320
C. File Room (Records)	300
D. X-Ray Technicians Office for 3 @ 100	300
E. Dressing Cubicles, 6 @ 20	120
F. X-Ray Rooms, 2 @ 200 (Lead Shield)	400
G. Dark Room (near X-Ray)	200

H. Light Room	60
I. Drug Room	90
J. Supply and Storage	60
K. Treatment Room	120
L. Doctor's Office (Director)	150
M. Offices, 2 @ 120	240
N. Office (Supervisor)	150
O. Nurses Testing Rooms, 2 @ 100	200
P. Induced Sputum	50
Q. Senior Typist Office	120
R. Typists Office for 2 @ 100	200
S. X-Ray File Room (5 yr)	250
T. X-Ray File Room (old)	250
6. Blood Bank	
A. Waiting and Reception	500
B. Examining Room	100
C. Donor Room	1,000
D. Recovery Room w/Kitchenette	600
E. Toilets for Recovery (w/cots)	200
F. Workroom (lab) and Storage	1,000
G. Offices, 2 @ 120	240
H. Office	160
I. Locker Room for 12 employees @ 25	300
Net Health Dept. Sub-Total:	27,315
Ratio of Gross to Net*	1.45
Gross Building Area:	39,607

B. Mental Health Department

1. General Administration Offices	
A. Receptionist, etc.	1,700
B. Waiting	400
C. Director	250
D. Assistant Director — Medical	200
E. Assistant Director — Administrative	200
2. Mental Health Clinic	
A. Child Psychiatrists Offices, 3 @ 150	450
B. Playrooms, 2 @ 400	800
C. Adult Psychiatrists Offices, 8 @ 120	960
D. Supervisor — Clinical Psychology	150
E. Clinical Psychologist, 6 @ 150	900
F. Group Therapy Rooms, 2 @ 225	450
G. Supervising Psychiatric Social Worker	150
H. Social Workers, 8 @ 120	960
I. Toy Room	200
3. Other Spaces	
A. Drug Room	100
B. Library	200
Net Mental Health Subtotal:	8,030
Ratio of Gross to Net*	1.45
Gross building area	11,644

C. Social Services

1. Administration	
A. Commissioner	250
B. Director of Social Services	200

C. Secretaries, 2 @ 100	200
D. Waiting and Recept. for Administration	200
2. Social Service Offices	
A. Waiting Room for 20	200
B. Receptionist and File Room	350
C. Intake Office, 2 @ 120	240
D. Interviewing Rooms, 3 @ 80	240
E. Family Services Supervisor	150
F. Family Services Office for 10 @ 100	1,000
G. Children's Services Office for 3 @ 150	450
H. Children's Services Office for 16 @ 100	1,600
I. Medicaid Supervisor	150
J. Medicaid Office for 15 @ 100	1,500
K. Surplus Foods Supervisor	150
L. Surplus Foods Office for 2 @ 120	240
M. Resource	120
N. Deserting Parents Supervisor	150
O. Deserting Parents Office for 2 @ 100	200
3. Other Spaces	
A. Accounting Supervisor	150
B. Accounting Office for 8 @ 100	800
C. Medical Billing Supervisor	150
D. Medical Billing Office for 8 @ 100	800
E. Consultants Workroom	100
F. Reproduction Machine	50
G. Records Storage	300
Net Social Services Sub-Total:	9,940
Ratio of Gross to Net*	1.45
Gross Building Area:	14,413

D. Shared Facilities

1. Food Services

A. Dining and Lounge (150 @ 12)	1,800
B. Kitchen, Serving and Storage	2,000

Auditorium and Conference Room

A. Auditorium (300 @ 7)	2,100
B. Folding Stage	500
C. Chair Storage	200
D. Treatment Room (for Immunization Clinic)	150
E. Conference Room 1	600
F. Conference Room 2	200

Other Spaces

A. Garage (20 Vehicles)	6,000
B. Central Mechanical Plant	4,000
C. Mail Room	200

Net Shared Facility Sub-Total: 19,550

Ratio of Gross to Net* 1.45

Gross Building Area: 28,348

Totals:

Health Department	39,607
Mental Health Department	11,644
Social Services Department	14,413
Shared Facilities	28,348
	<u>94,012</u>

*This ratio is used to convert net area to gross area and includes wall thickness, mechanical services, corridors, stairwells, etc.

Part II: Broome County Mental Retardation Facility

Description of Space	Area in Square Feet
1. General Administration Offices	
A. Waiting Room with receptionists	200
B. Director's Office	200
C. Assistant Director's Office, 2 @ 200	400
D. Offices, 3 @ 150	450
E. Supply Storage	150
F. Library and Conference Room	500
2. Nurses Suite	
A. Director's Office	200
B. Therapy Room	450
C. Sick Room (2 bed spaces)	150
Instructional Spaces	
3. A. Classrooms (self contained), 8 @ 800 (10-15 students, 1 teacher, 1 aide)	6,400
B. Workshop area (100-150 clients, 10-15 staff) w/warehouse, lockers, etc.	9,000
C. Speech Therapy (1 student, 1 therapist)	200
Other Spaces	
4. A. Dining Room	1,500
B. Kitchen, Dishwashing and Storage	800
C. All-Purpose Room (divisible playroom near the workshop)	3,000
D. Faculty Lounge	600
Net Broome County Mental Retardation Facility Sub-Total	24,200
Ratio of Gross to Net*	1.25
Gross Building Area	30,250

*This total is used to convert net area to gross area and includes wall thickness, mechanical services, corridors, stairwells, staff and public toilets, maintenance spaces, etc.

Part III: Custodial Care Facility

Description of Space	Area in Square Feet
1. General Administration Offices	
A. Administrator's Office	250
B. Receptionist and secretaries, 4 @ 100	400
C. Social Worker's Office	150
D. Nursing Office	120
E. Bookkeeping Office for 2 @ 100	200
F. Waiting Room	400
G. Public Toilets	150
H. Record Room	250
2. Service Areas	
A. Chapel	1,000
B. Barber Shop	150
C. Beauty Shop	300
D. Central Recreation Room	1,800
E. Central Dining Room	1,800
F. Central Kitchen, Dishwashing, Storage	2,000
G. Staff Dining	400
H. Staff Lockers w/Showers and Toilets	500
I. Physiotherapy	2,000
J. Occupational Therapy	100
K. Dental Examination Room	100
L. Maintenance Offices and Storage	1,000
M. Storage for patients belongings	1,200
N. General Storage	1,200
O. Housekeeping Office	200
P. Morgue	100
Q. Clean Linen Room	400

R. Soiled Linen Room	200
S. Mending Room	100
T. Mechanical Equipment Room	4,000
3. Resident Areas	
A. Two-bed Rooms, 54 @ 200	10,800
B. One-bed Rooms, 12 @ 125	1,500
C. Resident's Toilets, 60 @ 30	1,800
D. Nurse's Stations, 4 @ 150	600
E. Nurse's Toilets, 4 @ 30	120
F. Drug Rooms (w/Mediprep), 4 @ 50	200
G. Soiled Linen Rooms, 4 @ 25	100
H. Clean Linen Rooms, 4 @ 100	400
I. Soiled Utility Rooms, 4 @ 50	200
J. Clean Utility Rooms, 4 @ 50	200
K. Housekeeping Closets, 4 @ 25	100
L. Resident's Bathrooms, 8 @ 80	640
M. Resident's Shower Rooms, 4 @ 40	160
N. Training Toilets, 4 @ 50	200
O. Day Rooms, 4 @ 600	2,400
P. Lounges, 4 @ 225	900
Q. Examination and Treatment Rooms, 4 @ 150	600
Net Custodial Care Area	41,490
Ratio of Gross to Net*	1.50
Gross Building Area	62,235

Estimate of Project Cost as of December 7, 1970*

Sitework and Utilities for Phases I and II

Sitework

Roadways, Parking	\$ 157,500
Grading	49,200
Roadway Lighting	22,000
Landscaping	23,000
Drainage	50,000

Sitework Subtotal \$ 301,700

Utilities

Sanitary Sewer	\$ 21,000
Storm Sewer	9,100
Water	12,000
Gas	18,000
Electric	19,800
Telephone	11,200

Utilities Subtotal \$ 91,100

Subtotal Sitework and Utilities \$ 392,800

OH & P — 25 % 98,200

Subtotal \$ 491,000

Fees — 7.5% 36,825

Subsurface Investigation 5,000

Construction Supervision 10,000

Subtotal \$ 542,825

Design Contingency — 10% 54,282

Project Cost Phase I and II — Sitework and Utilities \$ 597,107

*Since the actual dates of construction of the various phases of the work are unknown, no attempt has been made to escalate figures to probable time of construction.

Estimate of Project Cost as of December, 1970

Phase I Construction

Buildings — Health, Mental Health, Social Services and Shared Facilities — 94,097 sf @ \$35		\$3,294,000
Utilities Connections	\$ 5,000	
Walkways	9,000	
Exterior Lighting	7,000	
Landscaping	6,500	
Drainage	25,000	
Subtotal	\$ 52,500	
OH & P — 25%	13,100	
	\$ 65,600	\$ 65,600
		\$3,359,600
Fees — 6.35%		\$ 213,335
Subsurface Investigation		3,000
Construction Supervision		15,000
		\$3,590,935
Design Contingency — 10%		359,093
Project Cost Phase I — Construction		\$3,950,028

Phase II Construction

County Mental Retardation Facility (Budget)	\$1,000,000
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Estimate of Project Cost as of December, 1970

Sitework and Utilities for Phase III

Sitework

Road and Parking	\$ 52,000
Roadway Lighting	8,800
Landscaping	6,500
	<hr/>
	\$ 67,300

Utilities

Sanitary Sewer	\$ 15,400
Storm Sewer	3,900
Water	8,250
Gas	6,600
Electric	9,300
Telephones	7,700
	<hr/>

Utilities Subtotal \$ 51,150

Sitework and Utilities Subtotal \$ 118,450

OH & P — 25% 29,612

Subtotal \$ 148,062

Fees — 8.65% 12,807

Supervision 4,000

Subtotal \$ 164,869

Design Contingency — 10% 16,486

Project Cost Phase III — Sitework and Utilities \$ 181,355

Estimate of Project Cost as of December, 1970

Phase III Construction

Custodial Care Building — 62,235 sf @ \$43		\$2,676,100
Walks	\$ 9,000	
Exterior Lighting	4,800	
Utilities Connection	3,500	
Landscaping	6,500	
Drainage	12,500	
Subtotal	\$ 36,300	
OH & P — 25%	9,075	
		\$ 45,375
Subtotal		\$2,721,475
Fees — 6.45%		175,535
Subsurface Investigation		3,000
Construction Supervision		15,000
		\$2,915,010
Design Contingency — 10%		291,501
Project Cost Phase III — Construction		\$3,206,511

Summary of Gross Areas:

Part I	94,012
Part II	30,250
Part III	62,235
TOTAL	186,497

Summary of Estimated Cost:

Phase I and II — Sitework and Utilities	\$ 597,107
Phase I — Construction; Health, Mental Health, Social Services, Shared Facilities	3,950,028
Phase II — Construction; County Mental Retardation	1,000,000
Phase III — Sitework and Utilities for Custodial Care	181,355
Phase III — Construction; Custodial Care Facility	3,206,511
Total	\$8,935,001

Acknowledgements

Broome County

Edwin L. Crawford, County Executive

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Frank R. Buongiorno
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New York State

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Broome County Chapter

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